

# CITY OF FULSHEAR

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Fulshear, Texas 77441

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## **PLANNING AND ZONING COMMISSION MINUTES APRIL 5, 2013**

### **1. Call to Order**

*A Regular Meeting of the Planning and Zoning Commission was called to order on April 5, 2013 at 8:01 a.m. by Planning and Zoning Co-Chairman, David Worley, in the Fulshear City Hall located at 30603 FM 1093 Road, Fulshear, Texas 77441.*

*Members Present: Planning and Zoning Members Bill Archer, Terry Cozart, and David Worley*

*Members Absent: Planning and Zoning Members Derek Einkauf, Harold Collins, Mike Lavengco, and 1-Vacant Position*

*City Staff Present: C. J. Snipes (standing in a recording secretary for D. Offord), Michelle Morris, and David Leyendecker*

*Others Present: Sig Cornelius, Ralph Wissel, Steve Sams, Bryan Johnson, Wayne Meyer, Clayton Black, Chris Kalkomey, Mike James, Mary Meier, and John Lebourhis*

### **2. Quorum**

*A quorum was present.*

### **3. Citizen's Comments**

*There were no Citizen's Comments.*

### **4. Approval of Minutes**

#### **March 1, 2013, Regular Meeting**

*A motion was made by Planning and Zoning Member Bill Archer to approve the minutes as presented. It was seconded by Planning and Zoning Member Terry Cozart. Motion was passed unanimously.*

**5. Consideration and possible action on Creek Cove at Cross Creek Ranch/Section 3/Preliminary Plat**

*A motion was made by Planning and Zoning Member Bill Archer to approve Creek Cove at Cross Creek Ranch Section 3 Preliminary Plat subjected to recommendations from City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Terry Cozart. There was some discussion on the cover time and volume. Motion was passed unanimously.*

**6. Consideration and possible action on Creek Cove at Cross Creek Ranch/Section 4/Preliminary Plat**

*A motion was made by Planning and Zoning Member Bill Archer to approve Creek Cove at Cross Creek Ranch Section 4 Preliminary Plat subjected to recommendations from City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Terry Cozart. There was some discussion on the 28 foot width to serve the front of lots 3-5. Motion was passed unanimously.*

**7. Consideration and possible action on Cross Creek Bend Lane from Blanco Ridge Lane to Rock Springs Hill Blvd/ Street Dedication/Preliminary Plat**

*A motion was made by Planning and Zoning Member Terry Cozart to approve Cross Creek Bend Lane from Blanco Ridge Lane to Rocky Springs Hills Blvd Street Dedication Preliminary Plat subjected to recommendations from City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Bill Archer. Motion was passed unanimously.*

**8. Consideration and possible action on Cross Creek Bend Lane from Rock Springs Hill Blvd. and Fulshear Bend Drive/ Street Dedication/Preliminary Plat**

*A motion was made by Planning and Zoning Member Bill Archer to approve Cross Creek Bend Lane from Rock Springs Hill Blvd and Fulshear Bend Drive Street Dedication Preliminary Plat subjected to recommendations from City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Terry Cozart. Motion was passed unanimously.*

*Co-Chairman, David Worley, stated he would like items 9, 10, and 11 together if there are no objections.*

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**9. Consideration and possible action on Creek Bend at Cross Creek Ranch/ Section 11/Preliminary Plat**

**10. Consideration and possible action on Creek Bend at Cross Creek Ranch/ Section 12/ Preliminary Plat**

**11. Consideration and possible action on Creek Bend at Cross Creek Ranch/ Section 13/ Preliminary Plat**

*A motion was made by Planning and Zoning Bill Archer to approve items number 9, 10, and 11 subjected to recommendations from City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Terry Cozart. Motion was passed unanimously.*

**12. Consideration and possible action on Cornelius Division/ Preliminary Plat**

*A motion was made by Planning and Zoning Member Bill Archer to approve Cornelius Division Preliminary Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Terry Cozart. Motion was passed unanimously.*

*Co-Chairman Worley stated we would vote on item 13 and 14 at same time if there are no objections.*

**13. Consideration and possible action on Firethorne: Firethorne West/ Section 9/Preliminary Plat**

**14. Consideration and possible action on Firethorne: Firethorne West/ Section 10/Preliminary Plat**

*A motion was made by Planning and Zoning Member Terry Cozart to approve items 13 and 14. It was seconded by Planning and Zoning Member Bill Archer. Motion was passed unanimously.*

**15. Consideration and possible action on Katy ISD /Elementary School No. 37/ Final Plat**

*A motion was made by Planning and Zoning Member Bill Archer to approve Katy ISD Elementary School No. 37 Final Plat subject to recommendations by City Engineer, David*



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*Leyendecker. It was seconded by Planning and Zoning Member Terry Cozart. Motion was passed unanimously.*

**16. Discussion and review of General Plan/ Fulbrook on Fulshear Creek**

*There was a short discussion on the overall General Plan for Fulbrook on Fulshear Creek. No action was taken on this item.*

**17. Consideration and possible action on Fulbrook on Fulshear Creek/Section 3/Preliminary Plat**

*A motion was made by Planning and Zoning Member Bill Archer to approve Fulbrook on Fulshear Creek Section 3 Preliminary Plat subject to recommendations per City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Terry Cozart. There were some discussion regarding the bridge on Spanish Moss and concerns that the traffic would be pushed to James Lane. It was suggested that access could be obtained at the old wells property. Planning and Zoning Member Archer was concerned for traffic on James Lane which lead to the discussion of Private or Public Road. There was some discussion regarding the Fulshear Trace. Planning and Zoning Commission Members questions were answered satisfactorily and motion was passed unanimously.*

*Co-Chairman Worley requested that items 18, 19, and 20 would be voted on at the same time if there were no objections.*

**18. Consideration and possible action on Firethorne/Section 27/Final Plat**

**19. Consideration and possible action on Firethorne/Section 28/Final Plat**

**20. Consideration and possible action on Firethorne/Section 29/Final Plat**

*A motion was made by Planning and Zoning Member Bill Archer to approve items 18, 19, and 20 as presented. It was seconded by Planning and Zoning Member Terry Cozart. Motion was passed unanimously.*

**21. Consideration and possible action on CVS Commercial Reserve A and B/Replat #2/Final Plat**

*A motion was made by Planning and Zoning Member Bill Archer to deny CVS Commercial Reserve A and B Replat #2 Final Plat as it does not meet standard. It was seconded by Planning and Zoning Member David Worley. Motion was passed unanimously.*

*The Commission did agree to hold a special session on this plat once requirements are met.*

**22. Consideration and possible action on Cross Creek Ranch: Revised Dog Park/ Recreation Center/Preliminary Plat**

*No action was taken on this item.*

**23. Consideration and possible action on "Lazy J" Replat/ Preliminary Plat**

*A motion was made by Planning and Zoning Member Bill Archer to approve Lazy J Replat Preliminary Plat. It was seconded by Planning and Zoning Member Terry Cozart. Motion was passed unanimously.*

**24.. Adjourn**

*A motion was made by Planning and Zoning Member Terry Cozart to adjourn. It was seconded by Planning and Zoning Member Bill Archer. Motion was passed unanimously.*

*Co-Chairman David Worley announced that we are adjourned at 8:23 a.m.*